



General Assembly

January Session, 2005

Committee Bill No. 887

LCO No. 4369

04369SB00887HSG

Referred to Committee on Select Committee on Housing

Introduced by:
(HSG)

AN ACT CONCERNING THE DISPOSAL OF HOUSING PROJECTS BY HOUSING AUTHORITIES.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. (NEW) (*Effective from passage*) (a) As used in this section:
- 2 (1) "Commissioner" means the Commissioner of Economic and
3 Community Development.
- 4 (2) "Housing revitalization plan" means a plan prepared by a
5 municipality to address the revitalization of a state-assisted moderate
6 rental housing development, or portion of such a development,
7 constructed pursuant to part II of chapter 128 of the general statutes.
8 The housing authority shall consult with the residents of the housing
9 development in preparing said plan, in accordance with the provisions
10 of this section.
- 11 (3) "Local planning committee" means a committee established by
12 the executive director of the housing authority of a municipality for the
13 purpose of developing a housing revitalization plan.
- 14 (4) "Housing authority" means the housing authority of a

15 municipality, created pursuant to section 8-40 of the general statutes.

16 (b) Any housing authority that wishes to revitalize a state-assisted
17 moderate rental housing development constructed pursuant to part II
18 of chapter 128 of the general statutes shall comply with the provisions
19 of this section.

20 (c) The executive director of the housing authority shall establish a
21 local planning committee, which shall consist of representatives of (1)
22 the housing authority; (2) each resident association that represents
23 residents of the housing development; (3) the municipality in which
24 the housing development is located; (4) the Department of Economic
25 and Community Development; (5) the Connecticut Housing Finance
26 Authority; (6) the employees of the housing authority; (7) community
27 groups involved in the provision or maintenance of housing for very
28 low income households, including, but not limited to, emergency
29 shelters, legal services programs and social services agencies that deal
30 with housing problems; (8) such other persons or community
31 organizations, including local community leaders and representatives
32 of business, labor, education and other social services agencies, as the
33 executive director of the housing authority deems desirable; and (9)
34 the chairpersons and ranking members of the select committee of the
35 General Assembly having cognizance of matters relating to housing, or
36 their designees. Each entity under subdivisions (1) to (8), inclusive, of
37 this subsection shall appoint its representative to the local planning
38 committee. The executive director of the housing authority shall
39 designate the chairperson of the local planning committee.

40 (d) The board of the housing authority shall assure that the tenants
41 of the housing development are able to fully participate in the
42 planning, review and implementation process. The authority shall
43 provide reasonable funding with which the tenants can obtain the
44 services of professionals with expertise in tenant outreach, training,
45 organizing, housing policy and law so as to promote the achievement
46 of genuine tenant participation and to protect the interests of the

47 tenants during the planning and implementation process. The
48 residents of the development shall create a committee to participate in
49 the revitalization process. Said committee shall select the professionals
50 described in this subsection, have access to all information concerning
51 the revitalization process, and be permitted to participate in all
52 meetings concerning such process, including meetings of the local
53 planning committee and the housing authority.

54 (e) The local planning committee shall prepare a housing
55 revitalization plan for the housing development for which
56 revitalization is sought. The committee shall hold at least one public
57 hearing early in the planning process, at least one public hearing after
58 a preliminary housing revitalization plan has been drafted and at least
59 one public hearing on the final housing revitalization plan. Notice of
60 each such public hearing shall be mailed or delivered to each tenant
61 association representing tenants in the development and to each tenant
62 household in the development. In addition to any formal notice, each
63 such public hearing shall be publicized generally in the municipality
64 through posted notices at the development and through publicity both
65 through newspapers of general circulation in the municipality and to
66 weekly community newspapers. A record shall be kept of all
67 comments received at such hearings.

68 (f) A housing revitalization plan shall provide for the rehabilitation,
69 reconstruction or reconfiguration of the housing development. The
70 plan shall include an estimate of the cost of implementation and the
71 projected funding sources by which such cost shall be met. The plan
72 shall state whether its implementation requires the waiver of any
73 existing general statutes or regulations and, if so, shall identify with
74 specificity the general statutes or regulations of Connecticut state
75 agencies sought to be waived, the extent to which waiver is necessary
76 and the justification for such waiver. A housing revitalization plan
77 may include the demolition of some or all of the existing buildings in
78 the development and may propose their replacement with fewer units
79 of on-site and off-site low and moderate income housing than were

80 part of the original moderate rental housing development. If said plan
 81 proposes such reduced number of replacement units of low and
 82 moderate income housing, the plan shall state explicitly why such a
 83 reduction in low and moderate income housing units is necessary. The
 84 plan shall also describe the alternatives considered by the housing
 85 authority in planning for the future of the housing development. Upon
 86 completion of the housing revitalization plan, the local planning
 87 committee shall submit the plan to the housing authority for its
 88 approval.

89 (g) Upon approval of the housing revitalization plan by the housing
 90 authority, the housing authority shall submit the plan to the
 91 Department of Economic and Community Development, the
 92 Connecticut Housing Finance Authority and the select committee of
 93 the General Assembly having cognizance of matters relating to
 94 housing. The plan shall be accompanied by a copy or a summary of all
 95 comments received at public hearings and an explanation of how the
 96 plan was modified, or why it was not modified, in response to the
 97 comments.

98 (h) A housing revitalization plan may be amended, provided any
 99 such amendment is prepared and approved in accordance with the
 100 same procedure under this section for the preparation and approval of
 101 the plan.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

Statement of Purpose:

To revitalize state-owned moderate income public housing developments into self-sustaining, thriving and economically stable communities.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

Co-Sponsors: SEN. COLEMAN, 2nd Dist.

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